



- Plan Notes:**
- The intent of this plan is to show the proposed improvements of Tax Map 207 Lot 42, as permitted by the Barrington Planning Board, necessary to operate the scaled down Emerson Trucking Business and Barrington Mulch & Flower from within the locus parcel.
 - Current Owners of Record: Gerald Sr. & Lori Emerson
#838 Washington Street
Barrington, NH 03825
 - Operating hours of Emerson Trucking: Sunday thru Saturday 7 a.m. to 7 p.m.
Operating hours of Barrington Mulch & Flower: Sunday thru Saturday 7 a.m. to 7 p.m.
 - The wetlands were delineated by David J. Allan of Round Pond Soil Survey in May 2008 in accordance with methods identified in Army Corps of Engineers Wetland Delineation Manual Technical Report Y-57-1 and Field Indicators for Identifying Hydric Soils in New England, Version 3, April 2004, and all wetland flags, within 100' of the proposed impacted areas, were located by this office.
 - The locus parcel is located within the town's General Residential Zoning District.
 - General Residential Dimensional Standards:
Minimum Lot Area: 80,000 sq ft
Minimum Lot Frontage: 200 feet
Minimum front yard setback: 40 feet
Minimum side yard setback: 30 feet
Minimum rear yard setback: 30 feet
Maximum building height: 35 feet
Maximum # of stories: 2.5
Maximum Lot Coverage: 40%
 - The locus parcel is a "lot of record" approved by the Barrington Planning Board, signed 6-19-75 and recorded at the S.C.R.D. Pocket 15, Folder 1, Plan #47, and predates town zoning.
 - If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the owner shall be required to correct the deficiencies to meet the requirements of the regulations.
 - All materials and methods of construction shall conform to Town Regulation and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road and Bridge Construction.
 - In accordance with Town Regulations and RSA 676:13, all improvements specified on these site plans shall be constructed, completed, inspected and approved by the Town of Barrington, prior to the issuance of the certificate of occupancy.
 - In accordance with Barrington Site Plan Review Regulations and RSA 676:12, all off-site improvements specified on these site plans shall be constructed, completed, inspected and approved by the Town of Barrington (and/or the NHDOT, if applicable) prior to the issuance of a certificate of occupancy.
 - Erosion control protection, compliant with the Stormwater Management & Erosion & Sediment Control Handbook for Urban & Developing Areas in New Hampshire shall be installed prior to the construction of, and shall be maintained throughout the construction process and until the site has stabilized.
 - The gravel from the existing gravel driveway is to be harvested and used in the construction of the new driveway entrance from U.S. Route 202. The existing gravel driveway, exiting on to Green Hill Road, is to be discontinued, and the natural road-side drainage is to be restored and stabilized with grass.
 - Meridian per plan reference #2.
 - The newly constructed septic system located on the locus lot has a state approval #CA2005076937, dated Oct. 04, 2005.
 - All of the proposed improvements, will be constructed immediately after the approval thereof.
 - The first 16' of the driveway access, measured from the edge of the existing road pavement, is to be paved.
 - There are no vernal pools located on the subject parcel.
 - There are no prime wetlands located on the subject parcel, per Town of Barrington Prime Wetlands Maps, sheet 6.
 - No portion of the subject parcel is located within the 100 year flood zone as shown on the Flood Insurance Rate Map #33017C0195D, panel 155 of 405, effective date Oct. 23, 2003.
 - The subject parcel is located within the Highway Commercial Overlay District.

Site Plan
PREPARED FOR
**Emerson Trucking
&
Barrington Mulch & Flower**

LAND USE OFFICE
AUG 19 2013
RECEIVED

LOCATED ON
Tax Map 207 Lot 42
Town of Barrington, Strafford County
State of New Hampshire
Date: August 13, 2013 Scale: 1" = 40'

PREPARED BY:
POHOPEK LAND SURVEYORS
& SEPTIC SYSTEM DESIGN, LLC
42 FLAGG ROAD
ROCHESTER, NH 03839
(603) 330-3262

Approved for Record

Barrington Planning Board

Plan References:

- Town of Barrington Tax Maps.
- Plan entitled "Donnan Lot Subdivision Plan, Barrington, NH", prepared by James H. Neil Co. Inc., dated 5/21/75, recorded at the S.C.R.D. Pocket 15, Folder 1, Plan #47.
- Plan entitled "Plan of Barrington HES 267(3)", federal project #10286, prepared by New Hampshire Department of Transportation and on file at the District VI office, in Durham, NH.